

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Rasheeda K. Pinckney		
	Debtor(s)	CHAPTER 13
U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY)		
	Movant	NO. 15-12243 ELF
vs.		
Rasheeda K. Pinckney		
	Debtor(s)	11 U.S.C. Section 362
William C. Miller, Esq.		
	Trustee	

ORDER

AND NOW, this 13th day of February, 2017, upon withdrawal of the Debtor's response, it is

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 6116 Chestnut Street, Philadelphia, PA 19139 ("Property"), to allow Movant, or its successor or assignee, to proceed with its *in rem* rights and remedies under the terms of the subject mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**